



£250,000

Cotford Road, Birmingham, B14 5JJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

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Step Inside

Key Features

- A Three Bedroom Family Residence
- Living Room
- Dining Kitchen
- Off Road Parking
- Rear Garden
- Double Glazing
- Ideal First Home
- Views Overlooking Allotment
- Bathroom to First Floor
- Popular Location

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom semi detached residence situated on this popular road in B14. Viewings Highly Recommended.

Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

Full Details:

Viewings highly recommended for this three-bedroom family residence situated in the popular location of Cotford Road, B14.

Step into the living room featuring a double glazed bay window overlooking the front aspect, followed by the dining kitchen at the rear. The kitchen is equipped with a range of base cupboards and drawer units, complemented by matching wall-mounted cabinets, sink, and drainer unit, along with ample space for white goods. UPVC doors open out onto the rear garden, offering seamless indoor-outdoor living.

Upstairs, three bedrooms await, each adorned with double glazed windows, accompanied by a bathroom featuring a WC, wash hand basin, and bath with shower over.

Outside, benefit from off-road parking at the front and a rear garden boasting a decked patio area, steps leading down to a lush lawn, and fencing to ensure privacy. Don't miss the opportunity to make this your family's new home.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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